

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Toomey Avenue, LLC

Rezoning Petition No. 2020-194

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on January 15, 2021. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Tuesday, January 26, 2021 at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation. No paper copies were requested in advance of the meeting.

MEETING PARTICIPATION:

The Virtual Community Meeting had eleven (11) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Wes McAdams and Mason Ellerbe, as well as by Petitioner's agents, Eddie Moore with McAdams and Collin Brown and Brittany Lins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 8.69-acre property located near the intersection of Toomey Avenue and Tremont Avenue. He explained the site's proximity to the light rail, South End, Uptown, and other rapidly redeveloping areas of Charlotte.

Mr. Brown gave a general overview of the rezoning process and development considerations that a developer must take into account, including property owner requirements, environmental constraints, and access and transportation requirements. Mr. Brown explained that the majority of the parcels in question are zoned to the I-1 (industrial) zoning district with a small portion along Wilmore Drive zoned to the R-54 (generally, residential up to 5 units per acre) zoning district. The Central District Plan recommends residential uses up to 22 units per acre for the majority of the site, with some office/industrial/warehouse designations along Toomey Avenue, and low-density residential along Wilmore Drive.

Mr. Brown recognized that the area is changing rapidly as Charlotte growth continues and as South End continues to expand toward this area. Mr. Brown explained that the Petitioner is proposing a rezoning to the MUDD-O (mixed use) zoning district with a site-specific conditional plan to allow for up to 325

residential units (including multi-family and townhome units) and 61,000 square feet of commercial uses (such as office, retail, and restaurant uses). The townhome units would be located on the portion of the property adjacent to Wilmore Drive to serve as a transition from the single-family neighborhood to the higher density apartments and commercial uses further south on Toomey Avenue. The Petitioner is further committing to preserve and upgrade the existing commercial building on the site to maintain the character of the area. The Petitioner also controls several buildings on the opposite side of Toomey Avenue and plans to upgrade those existing buildings. Mr. Brown displayed several example elevations for the adaptive reuse buildings.

Mr. Wes McAdams explained that the Petitioner is a Charlotte-based real estate investor and developer with a goal of improving areas where the company invests. He stated that the core of the vision for the Toomey Avenue development is for the adaptive reuse of existing buildings to preserve the historical context of the area while bringing them up to modern standards. He envisioned that this area would transform from an industrial corridor to a creative commercial micro-location supported by surrounding residential uses. He explained that the target office uses would likely be creative tech, design, and architecture firms with a potential for amenity retail such as a sundries, coffee shop or small restaurant. In light of COVID-19, the Petitioner's team is prepared to offer desirable building design such as exposed ceilings, no shared elevators, and private entrances. He stated that he believed the multi-family residential component of the project would be different than typical multi-family developments because it is featured around a preserved building which adds character and personality.

Mr. Brown stated that the rezoning timeline could result in a public hearing in March and a City Council decision in April, at the earliest. The virtual meeting was then opened for discussion via either chat or the "raise hand" function on Zoom to allow participants to ask individual questions or provide comments:

An attendee asked whether a brewery or coffee shop would be a possibility at the site. In response, Mr. Mason Ellerbe stated that a coffee shop is a possibility, and the requested rezoning would not preclude a brewery but it would not be the likely tenant since breweries take up a larger footprint. Mr. Brown added that Petitioner's interest in a high-quality tenant would be aligned with the surrounding community since the Petitioner would want to look out for their future residents and not put noxious or intensive uses next door.

In response to an attendee's question about possible impact to the SWIM stream adjacent to the site, Mr. Eddie Moore stated that the Petitioner's team has coordinated with the Army Corps of Engineers who will give them a determination of their findings and the Petitioner's team will look at the area as a whole and the stream section to ensure that all requirements are met and the stream is adequately protected.

In response to a question about building height, the Petitioner's team responded that the apartment buildings would have a maximum of four (4) stories and the townhomes would have a maximum of three (3) stories.

An attendee asked about the parking ratio for the rezoning site and other buildings controlled by the Petitioner. The Petitioner's team responded that the goal would be to include the ability for the commercial and residential uses to share parking and to provide on-street parking along Toomey and Tremont Avenue.

An attendee asked what the buffer and screening plans would be for adjacent owners along Wilmore Drive. The Petitioner's team explained that they would provide a mixture of planting and screening and would be open to discussions with adjacent neighbors about their preferences.

An attendee asked how the proposed townhomes would fit into the historical nature of the Wilmore neighborhood. In response, the Petitioner's team stated that they would be improving vacant abandoned

land. The Petitioner wants the townhomes to blend with the rest of the development and is open to design suggestions since the team is in the very early stages of design. The Petitioner anticipates the façade building materials to contain mostly brick with some wood accents and large windows.

An attendee commented that the area has had runoff issues from a townhome development further east on Tremont Avenue that has damaged several neighbors' yards. The Petitioner's team responded that they will be utilizing underground detention under the parking lots of the site and will meet all stormwater requirements to limit the amount of runoff.

An attendee commented that Toomey Avenue is a busy street and protected bike lanes along Toomey Avenue would be a valuable addition.

The meeting concluded at approximately 6:30 p.m. with no further questions or comments from attendees.

Respectfully submitted this 8th day of February 2021.

cc: Claire Lyte-Graham, Charlotte Planning Department

Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2020-194	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-194	<Null>	Linda	Vanderbosch	600 E Worthington Ave		Charlotte	NC	28203
2020-194	Bethlehem Center's OST	Willie M.	Burton	2704 Baltimore Avenue		Charlotte	NC	28203
2020-194	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2020-194	Brookhill Community Association	Debbie	Williams	2516 S Tryon St		Charlotte	NC	28203
2020-194	Camp Green Neighborhood Association	Marc	Dickman	2307 Wilkinson Blvd		Charlotte	NC	28208
2020-194	Candlewood Homeowners Association	Jim & Donna	Lorenzen	2516 S Tryon St		Charlotte	NC	28203
2020-194	Clanton Park Community Neighborhood Association	Brenda	Campbell	3339 Barfield		Charlotte	NC	28217
2020-194	Clanton Park Community Neighborhood Association	Tena	Armstrong	3332 Graymont Dr		Charlotte	NC	28217
2020-194	DCA Land Use	Ellen	Citarella	322 E. Kingston Ave		Charlotte	NC	28203
2020-194	Dilworth Community Association	Valerie	Preston	413 E. Worthington Ave		Charlotte	NC	28203
2020-194	Dilworth Community Development Association	Cynthia L.	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2020-194	Dilworth Community Organization	Valerie	Preston	413 E. Worthington Ave		Charlotte	NC	28203
2020-194	Dilworth West	Omar	Hamid	2133 Southend dr.	301	Charlotte	NC	28203
2020-194	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2020-194	Greater Charlotte YMCA, St. Peter Catholic Church Social Justice, Wilmore Nieghborhood	Carrie	Nelson	1912 South Mint St.		Charlotte	NC	28203
2020-194	Historic South End	Megan	Gude	1507 Camden Road		Charlotte	NC	28203
2020-194	Oakdale North	Dorothy	Stowe	3412 Griffith Street		Charlotte	NC	28203
2020-194	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2020-194	Parker Heights Apartments	Veronica	White	1505 Parker Drive		Charlotte	NC	28208
2020-194	Revolution Park	Brandon	Holmes	2729 Mayflower Road		Charlotte	NC	28208
2020-194	Revolution Park Neighborhood Association	Brett	Tempest	2728 Beech Nut Road		Charlotte	NC	28208
2020-194	Revolution Park Neighborhood Association	John	Howard	2701 Beech Nut Rd		Charlotte	NC	28208
2020-194	Sedgefield Neighborhood Association	Jeanne	Woosley	326 Marsh Rd		Charlotte	NC	28209
2020-194	South End	Brigit	Taylor	315 Arlington Ave	1602	Charlotte	NC	28203
2020-194	South End	Megan	Pearl	315 Arlington Avenue		Charlotte	NC	28203
2020-194	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2020-194	South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2020-194	Sunset At Linda Vista	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
2020-194	Sunset Hills Neighborhood Association	Marcel	Dawspm	525 Atherton St		Charlotte	NC	28203
2020-194	Villa Heights Community Organization	Candace	Davis	129 W. Trade St. Eighth Floor		Charlotte	NC	28202
2020-194	Westover Hills Neighborhood Association	Shannon	McKnight	1208 Fordham Rd.		Charlotte	NC	28208
2020-194	Westover Hills Neighborhood Association	Victoria	Watlington	1324 Bethel Rd		Charlotte	NC	28208
2020-194	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2020-194	Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
2020-194	Wilmore Neighborhood Association	Jack	Williams	1778 Dunkirk Dr.		Charlotte	NC	28203
2020-194	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2020-194	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2020-194	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2020-194	Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2020-194	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2020-194	Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
2020-194	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2020-194	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203
2020-194	Wilmore Neighborhood Association	Jack	Williams	1778 Dunkirk Dr		Charlotte	NC	28203

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS.

2020-194	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-194	11904620	COMMERCIAL DEVELOPMENT HOLDINGS LLC				PO BOX 36816		CHARLOTTE	NC	28236
2020-194	11904622	BAILEY	MICHAEL A			11738 DAN MAPLES DR		CHARLOTTE	NC	28277
2020-194	11904626	TOOMEY AVENUE HOLDINGS LLC				2320 TOOMEY AVE		CHARLOTTE	NC	28203
2020-194	11904628	HORNE COMPANY PARTNERS LLC THE				305 DOGGETT ST		CHARLOTTE	NC	28203
2020-194	11904629	HORNE COMPANY PARTNERS LLC THE				305 DOGGETT ST		CHARLOTTE	NC	28203
2020-194	11904630	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2020-194	11904632	2213/2218 TOOMEY AVENUE OWNER LLC			C/O FCP	4445 WILLARD AVE SUITE 900		CHEVY CHASE	MD	20815
2020-194	11904634	DUKIC	EMIR	SARAH N	DUKIC	2032 WILMORE DR		CHARLOTTE	NC	28203
2020-194	11904635	VASKO	KAREN LEIGH			2026 WILMORE		CHARLOTTE	NC	28203
2020-194	11904636	CLT HOME SOLUTIONS II LLC				2301 W MOREHEAD ST STE A		CHARLOTTE	NC	28208
2020-194	11904637	EMERY	TYLER D			2036 WILMORE DR		CHARLOTTE	NC	28203
2020-194	11905102	MCILROY	ROBERT S			PO BOX 2156		MURRELLS INLET	SC	29576
2020-194	11905103	MCILROY	ROBERT S			PO BOX 36483		CHARLOTTE	NC	28236
2020-194	11905201	SPANGLER PROPERTIES LLC				1110 E MOREHEAD ST		CHARLOTTE	NC	28204
2020-194	11905202A	BROOKHILL LAND LLC ATTN: WM D CORNWELL JR				1110 E MOREHEAD ST		CHARLOTTE	NC	28204
2020-194	11905202B	BROOKHILL LAND LEASE VENTURES LLC				PO BOX 1166		ZEBULON	NC	27597
2020-194	11906101	BHEG TREMONT LLC				1140 VIRGINIA DR		FORT WASHINGTON	PA	19034
2020-194	11906102A	BROOKHILL LAND LLC			ATTN: WM D CORNWELL JR	1110 E MOREHEAD ST		CHARLOTTE	NC	28204
2020-194	11906102B	BROOKHILL LAND LEASE VENTURES LLC				PO BOX 1166		ZEBULON	NC	27597
2020-194	11906205	PALLADINO	MICHAEL FRANK			530 MUSIC HALL WAY		CHARLOTTE	NC	28203
2020-194	11906206	COHOLAN	ANDREW			526 MUSIC HALL WAY		CHARLOTTE	NC	28203
2020-194	11906207	CHA	SEUNG	JENNIFER	CHA	522 MUSIC HALL WAY		CHARLOTTE	NC	28203
2020-194	11906208	CLEVELAND	LAURA BETH			518 MUSIC HALL WAY		CHARLOTTE	NC	28203
2020-194	11906209	FILDEN	ERIC E			514 MUSIC HALL WAY		CHARLOTTE	NC	28203
2020-194	11906210	DAVIS	MELISSA ANNE			510 MUSIC HALL WAY		CHARLOTTE	NC	28203
2020-194	11906211	KELLY	BEAU			506 MUSIC HALL WAY		CHARLOTTE	NC	28203
2020-194	11906275	CCIP TMH LLC				500 EAST MOREHEAD ST STE 230		CHARLOTTE	NC	28202
2020-194	11906404	ESINHART	TIFFANY CHANDLER	GARRETT	BOSTWICK	2222 WILMORE DR		CHARLOTTE	NC	28203
2020-194	11906405	SHEALY	ELIZABETH F			2216 WILMORE DR		CHARLOTTE	NC	28203
2020-194	11906406	COCHRAN III	JOHN	SARA	COCHRAN	2208 WILMORE DR		CHARLOTTE	NC	28203
2020-194	11906407	JOHNSON -GILLIAM	MARILYN E			9972 MENOMINEE DR		CINCINNATI	OH	45251
2020-194	11906408	ROBERTS	ERNEST U			2140 WILMORE DR		CHARLOTTE	NC	28203
2020-194	11906409	SMITH	CARSON T	ELVIRA V	NUNEZ	2136 WILMORE DR		CHARLOTTE	NC	28203
2020-194	11906410	AMBERG	JOHN W II	LINDSAY L	AMBERG	2134 WILMORE DR		CHARLOTTE	NC	28203
2020-194	11906411	YANG	JUN			2128 WILMORE DR		CHARLOTTE	NC	28203
2020-194	11906412	CURRY	GRACIE M			2124 WILMORE DR		CHARLOTTE	NC	28203
2020-194	11906413	OSBORNE	DUSTIN MATTHEW			2118 WILMORE DR		CHARLOTTE	NC	28203
2020-194	11906414	BEECHER	THOMAS S	PAULA PEREIRA	BEECHER	2112 WILMORE DR		CHARLOTTE	NC	28203
2020-194	11906415	MOSS	GRADY	VIRGINIA T	MOSS	2108 WILMORE DR		CHARLOTTE	NC	28203
2020-194	11906417	2315 TOOMEY AVENUE LLC			C/O WILLIAM C DAVIS	1121 QUEENS RD WEST		CHARLOTTE	NC	28207
2020-194	11906420	SUMMIT AVENUE TREMONT LLC				1440 S TRYON ST UNIT 104		CHARLOTTE	NC	28203
2020-194	11906421	TREMONT CAPITAL LLC				1317 E MOREHEAD ST STE 202		CHARLOTTE	NC	28204
2020-194	11906424	SUMMIT AVENUE TREMONT LLC				1440 S TRYON ST UNIT 104		CHARLOTTE	NC	28203
2020-194	11906426	NEGUSSIE	SHITO			6018 RED CARRIAGE LN		CHARLOTTE	NC	28212
2020-194	11906427	SC7 LLC			C/O DMI	5950 FAIRVIEW RD STE 525		CHARLOTTE	NC	28210
2020-194	11906428	2213/2218 TOOMEY AVENUE OWNER LLC			C/O FCP	4445 WILLARD AVE STE 900		CHEVY CHASE	MD	20815
2020-194	11906429	SUMMIT AVENUE TREMONT LLC				1440 S TRYON ST UNIT 104		CHARLOTTE	NC	28203
2020-194	11907414	CRIDER	JOHN B R/L/T			206 PARK AVE WEST		CHARLOTTE	NC	28203
2020-194	11907511	RICH	DAVID S	AUBREY L	RICH	2013 WOODS DALE TR		CHARLOTTE	NC	28203
2020-194	11907512	WALSH	MICHAEL J	MEGHAN C	WALSH	2017 WOOD DALE TL		CHARLOTTE	NC	28203
2020-194	11907513	ROBINSON	MARY G DRAKEFORD			2021 WOODALE TR		CHARLOTTE	NC	28203
2020-194	11907514	TIETSORT INVESTMENTS LLLP I				9801 BLACK RD		MIDLAND	NC	28107
2020-194	11907515	RNR PROPERTIES LLC				2301 CHARLOTTE DR		CHARLOTTE	NC	28203
2020-194	11907516	RNR PROPERTIES LLC				2301 CHARLOTTE DR		CHARLOTTE	NC	28203
2020-194	11907517	2018-2 IH BORROWER LP			C/O INVITATION HOMES	PO BOX 13270		SCOTTSDALE	AZ	85267
2020-194	11907518	DAVIS	JAMES AUSTIN II	ERIKA KIMBERLY	KEIL	2115 WILMORE DR		CHARLOTTE	NC	28203
2020-194	11907519	MERCER	STEPHEN J	BREANNE V	MERCER	2119 WILMORE DR		CHARLOTTE	NC	28203

2020-194	11907520	HENRY	DELORIS METCALF	RAMON A	HENRY	2123 WILMORE DR	CHARLOTTE	NC	28203
2020-194	11907521	SERPA	KEITH			3325 WOODBINE LN	CHARLOTTE	NC	28210
2020-194	11907522	FREELAND	KIRBY M	REBECCA CHINNIS	FREELAND	2131 WILMORE DR	CHARLOTTE	NC	28203
2020-194	11907523	MCQUEEN	SHEILA			2763 MORGAN AVE	BRONX	NY	10469
2020-194	11907524	WILLIAMS	ANDREW M	HALEY -MARIE G	WILLIAMS	2139 WILMORE DR	CHARLOTTE	NC	28203
2020-194	11907525	OWENS	ASHLY A			2205 WILMORE DR	CHARLOTTE	NC	28203
2020-194	11907526	RBP INVESTMENTS LLC				PO BOX 11113	CHARLOTTE	NC	28220
2020-194	11907599	RICH	DAVID S	AUBREY L	RICH	2013 WOODS DALE TR	CHARLOTTE	NC	28203

Exhibit B

January 15, 2020

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Tuesday, January 26th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Toomey Avenue, LLC
Petition No.: 2020-194

Dear Charlotte Neighbor:

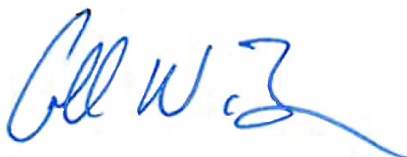
Our firm represents Toomey Avenue, LLC (the “Petitioner”) in their request for a rezoning of an approximately 8.69-acre site located near the northeast intersection of West Tremont Avenue and Toomey Avenue. The Petitioner is seeking a rezoning from the I-1 (industrial) and R-5 (residential) zoning districts to the MUDD-O (mixed use development) zoning district to accommodate their redevelopment plans. A map of the property is included in this mailing for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

Due to unprecedented circumstances and federal and state executive orders directed at preventing the spread of COVID-19, the Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Tuesday, January 26th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Brittany.Lins@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location, Petitioner, or petition number in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Brittany.Lins@alexanderricks.com or call 704-200-2637 and we will make alternative arrangements for you to receive the presentation information.

Sincerely,



Collin W. Brown

Exhibit C





































	Brittany Lins (Host, me)	Unmute	More >
CB	Collin Brown		
	Collin Brown		
EM	Eddie Moore		
ME	Mason Ellerbe		
EN	Elvira Nunez		
	Emir Dukic		
JW	Jack Williams		
JD	James Davis		
	Jonathan Beall		
LA	Lindsay Amberg		
MC	Michael Cha		
PH	Paul Horne		
RF	Rebecca Freeland		
TB	Tommy Beecher		
TE	Tyler Emery		
WM	Wes McAdams		

Exhibit D

REZONING PETITION #2020-194

@ TOOMEY AVE

TOOMEY AVENUE LLC

Official Community Meeting

January 26, 2021



Alexander
Ricks
PLLC

MEETING AGENDA

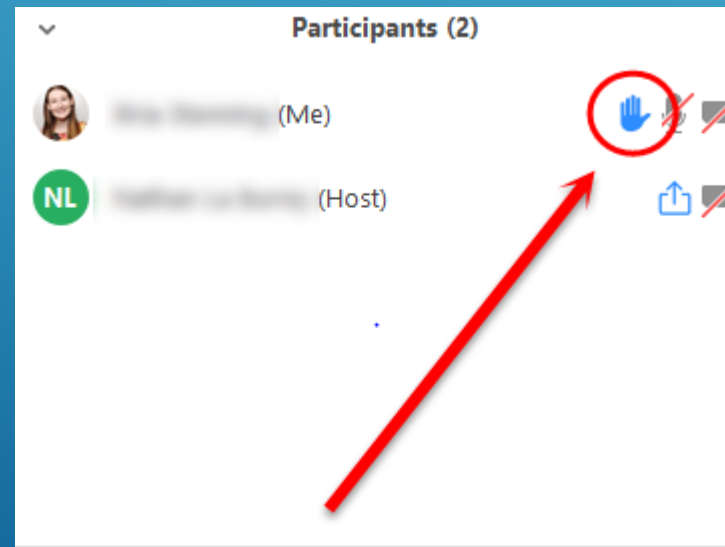
- Introductions
 - Property Location
 - Development Considerations
 - Current Zoning
 - Land Use Plan Recommendation
 - Proposed Rezoning Plan
 - Potential Rezoning Timeline
 - Questions/Discussion
- 
- Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the bottom edge towards the right edge.

AT THE END: QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner:

**Summit Avenue Tremont LLC and
2315 Toomey Avenue LLC**

Petitioner:

Toomey Avenue LLC



Eddie Moore &
Brandon Plunkett



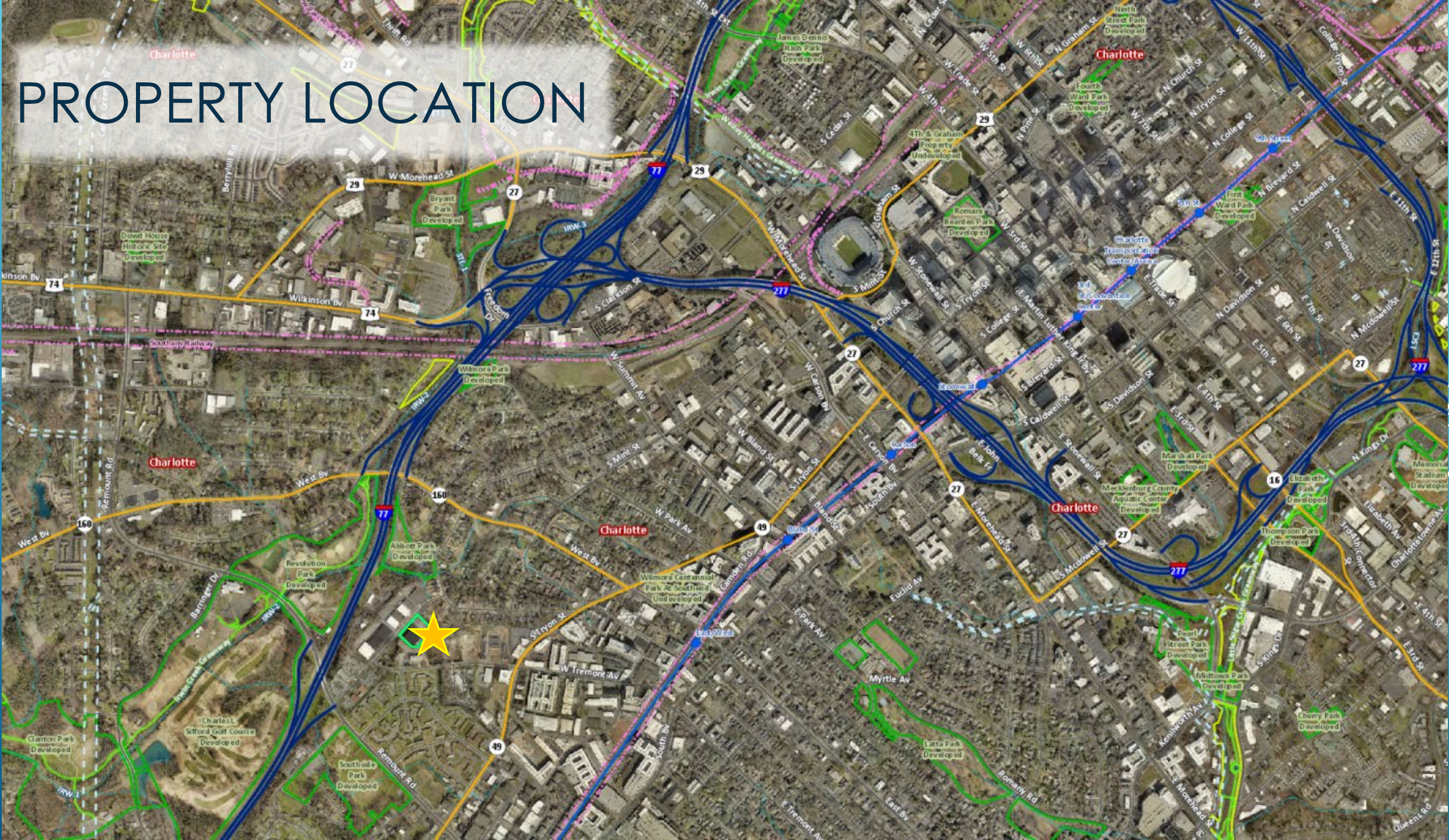
Wes McAdams &
Mason Ellerbe



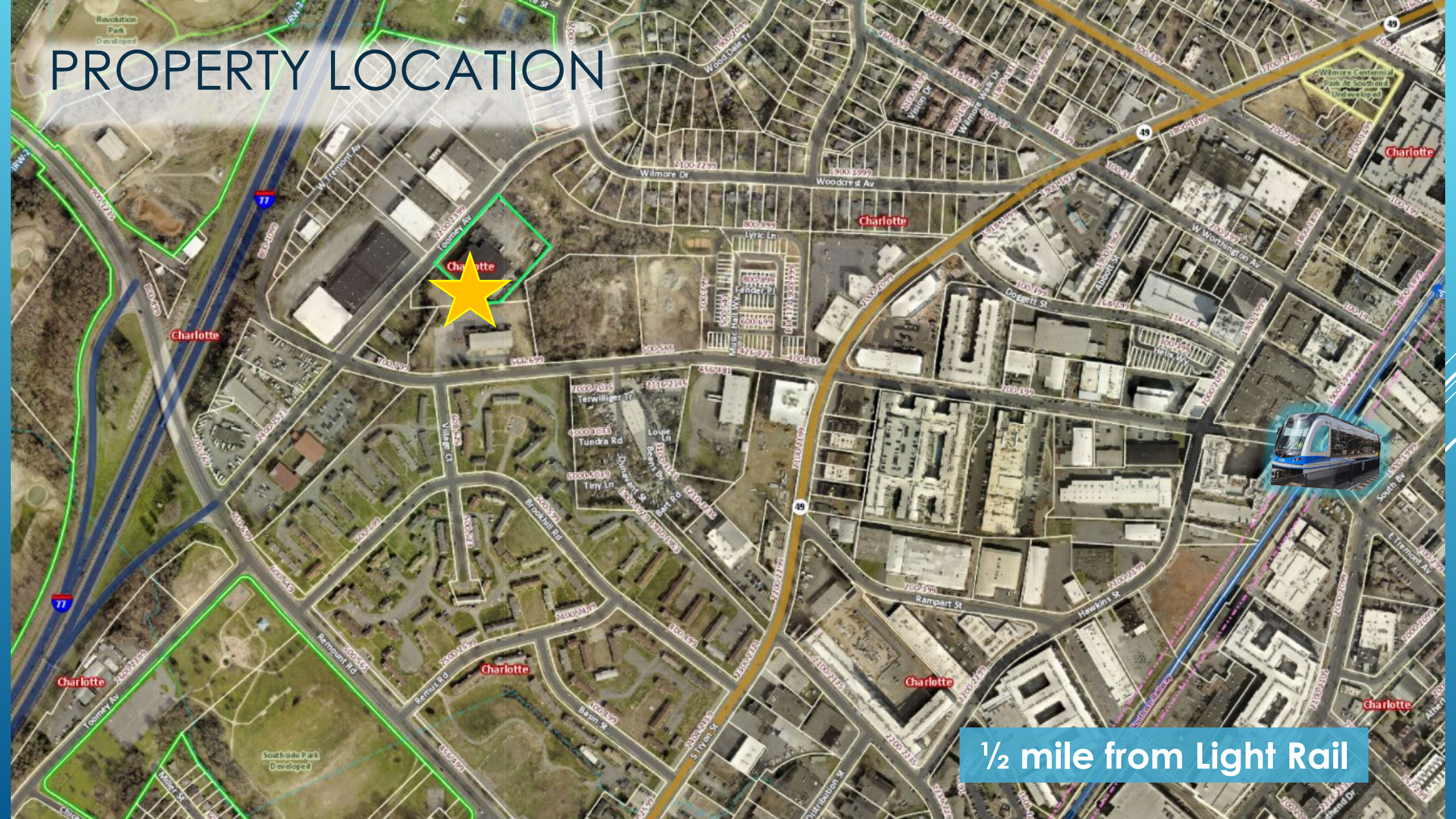
Collin Brown &
Brittany Lins

PROPERTY LOCATION

PROPERTY LOCATION



PROPERTY LOCATION



1/2 mile from Light Rail

PROPERTY LOCATION



Approx. 8.69 acres

PROPERTY LOCATION



PROPERTY LOCATION



PROPERTY LOCATION

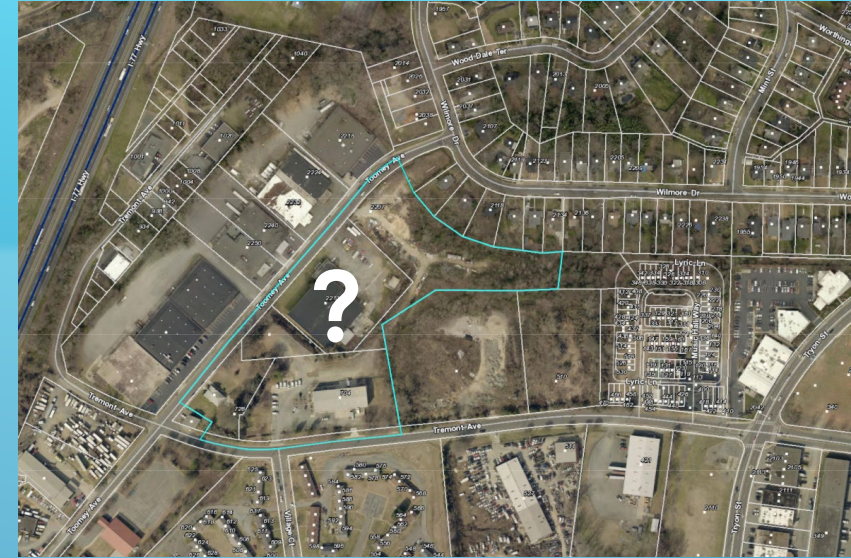


DEVELOPMENT CONSIDERATIONS



DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted Area Plans
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



REZONING PROCESS, GENERALLY



How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD- UC	TOD- EX
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

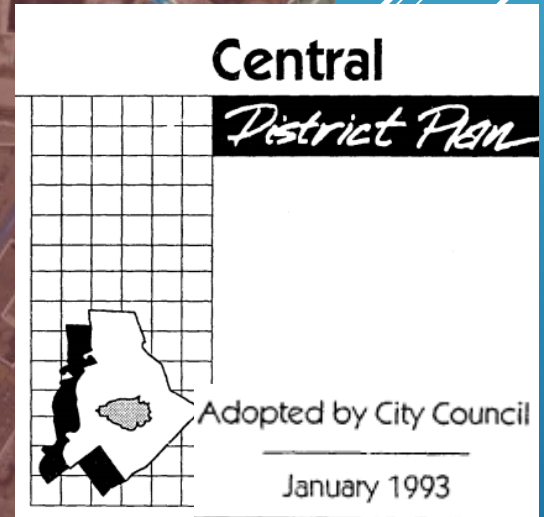
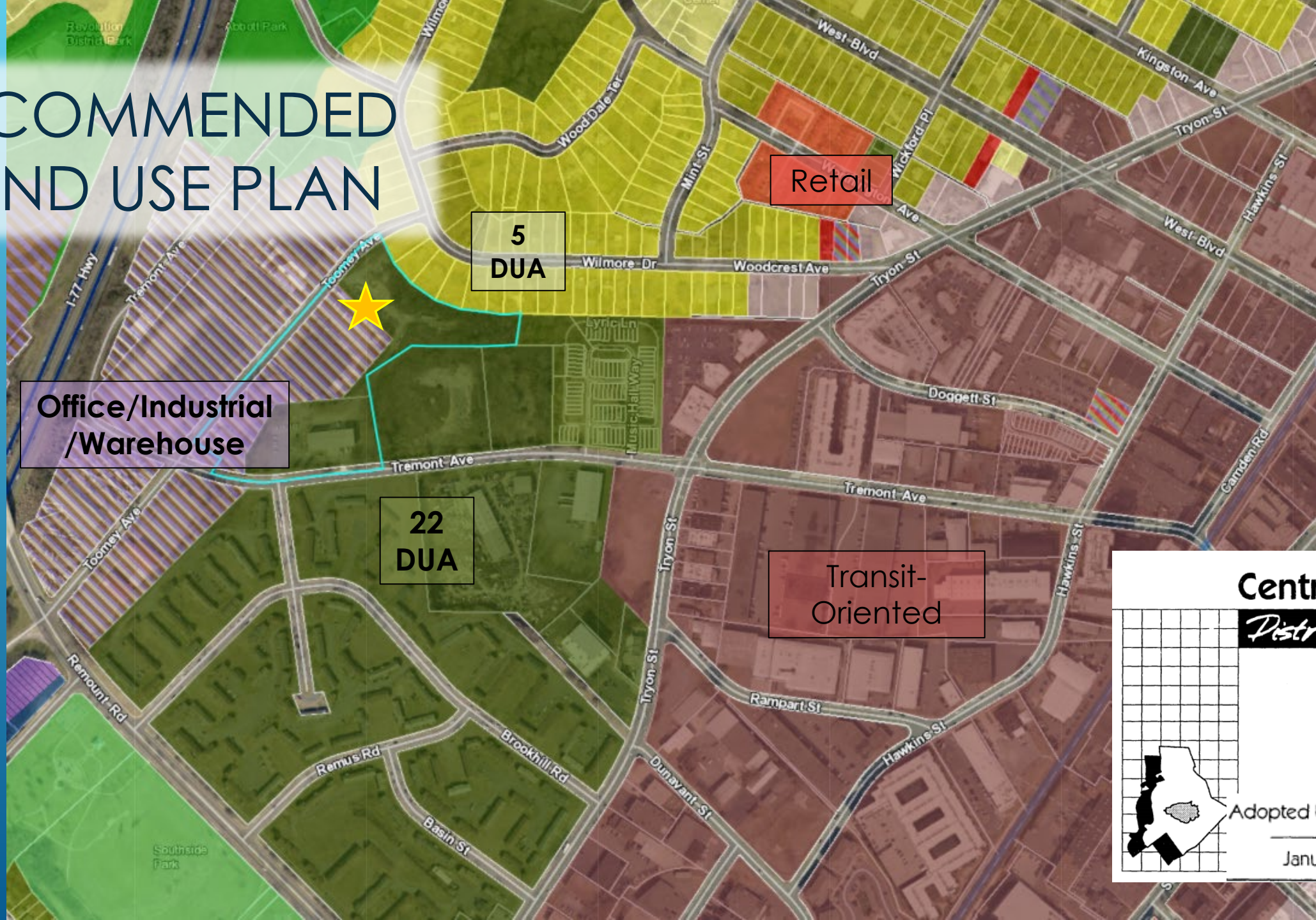
** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

EXISTING ZONING

LAND USE PLAN RECOMMENDATION



RECOMMENDED LAND USE PLAN



REZONING PROPOSAL

Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the right edge towards the center.

REZONING PROPOSAL: MUDD-O

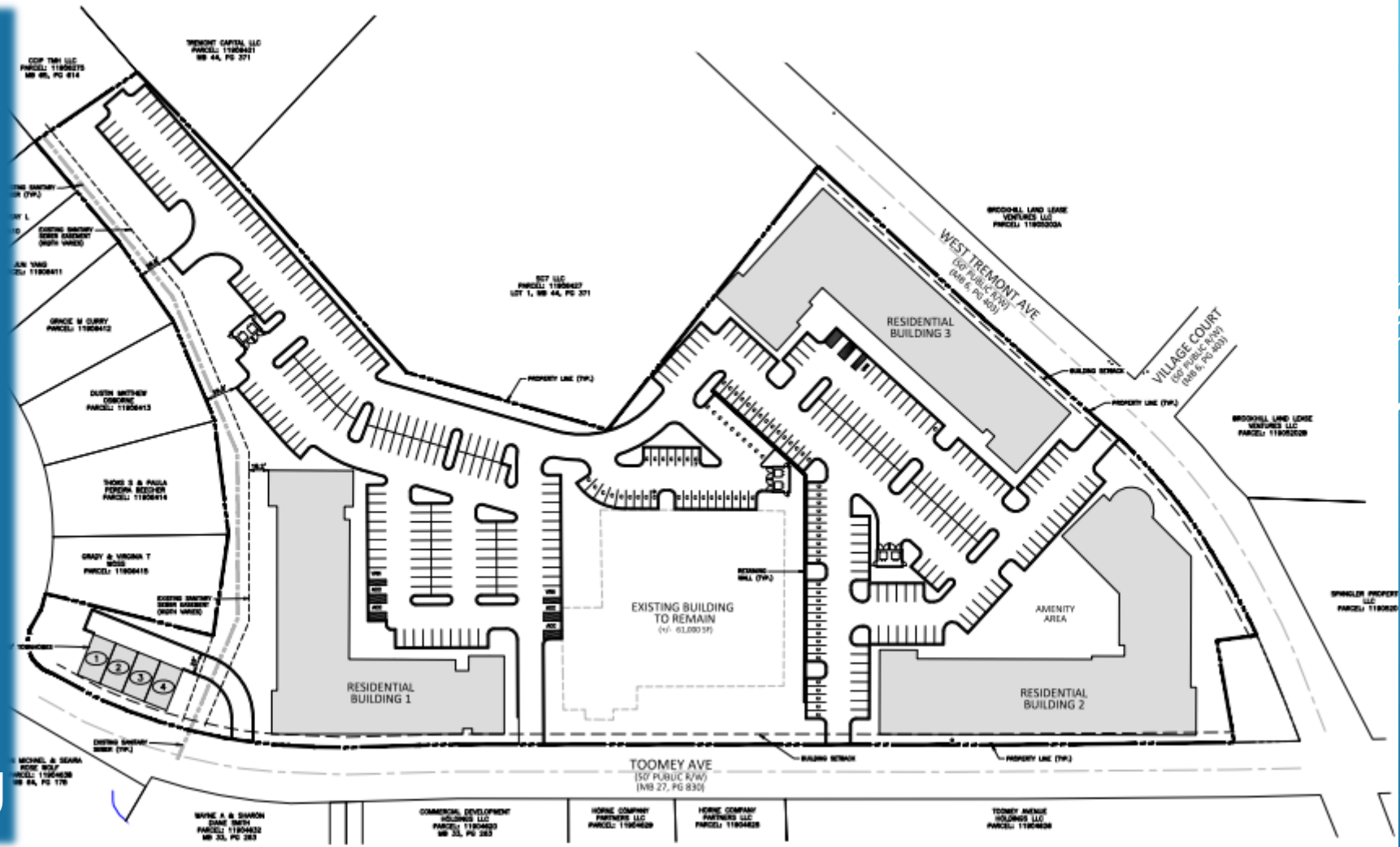
325 Residential units

Including multi-family and townhome units

61,000 sq. ft.

commercial uses,
such as office, retail
and restaurant

**Preserve existing
commercial building**







Adaptive Reuse



Existing Conditions

2213 Toomey Avenue



2218 Toomey Avenue



2330 Toomey Avenue



Project Renderings – 2213 Toomey



Project Renderings – 2218 Toomey



Project Renderings – 2320 Toomey



Note: Renderings are preliminary and subject to change pending sponsorship feedback to design team (Redline Design).

REZONING TIMELINE

Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the right edge towards the center.

"BEST CASE SCENARIO"

	Application Deadline	1st full review complete, and comments sent to petitioner	Petitioner/ staff comment review meetings held by this date	Petitioner's community meeting held by this date (include report in next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, and comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, and comments sent to petitioner	Submittal deadline requesting next PH	Determination on cases cleared for next PH	1st Legal ad review (last day to defer prior to advertising)	1st Legal Ad due to clerk	Public Hearing	Submittal deadline for revised site plans for ZC	Zoning Committee Meeting	City Council Decision
One Full Review Cycle	12/28/2020	1/25/2021	2/3/2021	2/5/2021	n/a	n/a	n/a	n/a	2/8/2021	2/19/2021	2/22/2021	2/23/2021	3/15/2021	3/22/2021	3/30/2021	4/19/2021
Two Full Review Cycles	12/28/2020	1/25/2021	2/3/2021	2/5/2021	2/8/2021	2/22/2021	n/a	n/a	3/15/2021	3/26/2021	3/29/2021	3/30/2021	4/19/2021	4/26/2021	5/4/2021	5/17/2021
Three Full Review Cycles	12/28/2020	1/25/2021	2/3/2021	2/5/2021	2/8/2021	2/22/2021	3/15/2021	3/29/2021	4/12/2021	4/23/2021	4/26/2021	4/27/2021	5/17/2021	5/24/2021	6/1/2021	6/21/2021

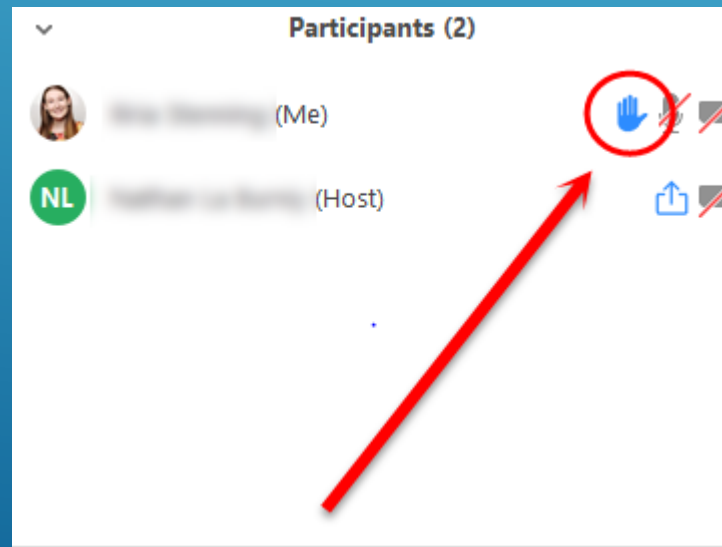
- Rezoning Application: December Cycle
- Offic. Community Meeting: TODAY
- Earliest Possible Public Hearing: March 15th
- Zoning Committee: March 30th
- Earliest Possible Decision: April 19th

QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud





THANK YOU!